5617 CALIFORNIA AVE SW

JW ARCHITECTS

#3041292-LU

DESIGN RECOMMENDATION PACKET (ADR)

AUGUST 29, 2024

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PROJECT DATA

address: 5617 California Ave SW
Seattle, WA

legal description: Plat Block 20, Lot 4, Sea View Park addition to the city of Seattle.

parcel #: 762570-1415

lot size: 7,502 SF

zone: LR3 RC (M)

urban village: No

eca: No

max far: 13,503.6 SQ FT (1.8 X 7,502)

max height: 40’ + 4’ parapet & 10’ penthouse

parking: 1 stall per 2 residential units (frequent transit, outside urban village)
Live-Work: No parking if <1,500 sf GFA

residential gfa: 12,488 SF

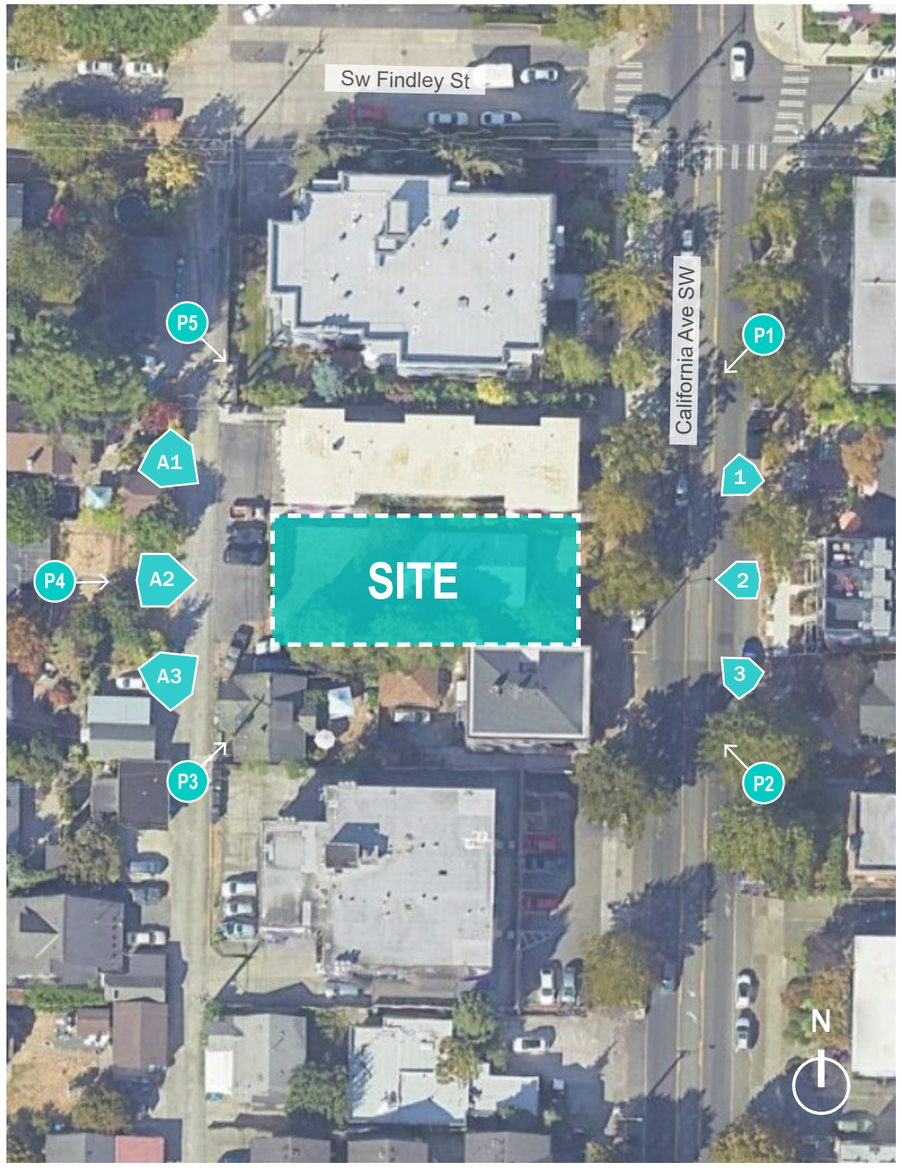
commercial gfa: 971 SF

total gfa: 13,459 SF

project description: Demo office, construct (3) 4-story buildings containing a total of (3) live-work units & (6) townhouses with (4) open parking stalls. Future unit lot subdivision/short plat combination.

project team
architect: JW Architects, LTD
developer: The Best Practice

SITE PHOTOS



reference aerial for site photographs

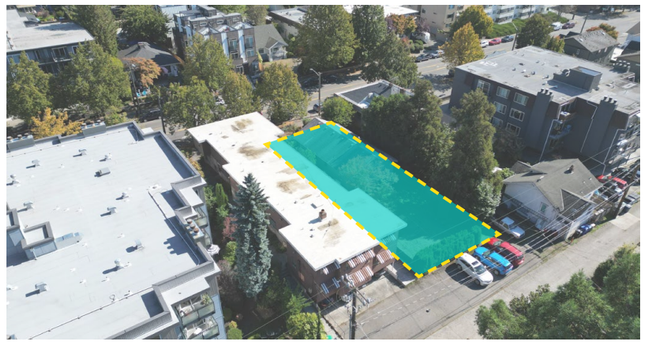
p1 ~ perspective looking northwest

p2 ~ perspective looking southwest

3 ~ aerial looking northwest

2 ~ aerial looking west

1 ~ aerial looking southwest



a3 ~ aerial looking southeast

a2 ~ aerial looking east

a1 ~ aerial looking northeast

p5 ~ perspective looking southeast

p4 ~ perspective looking east

p3 ~ perspective looking northeast

STREET COLLAGES

california ave sw looking west

sw findlay st

sw findlay st

alley looking west

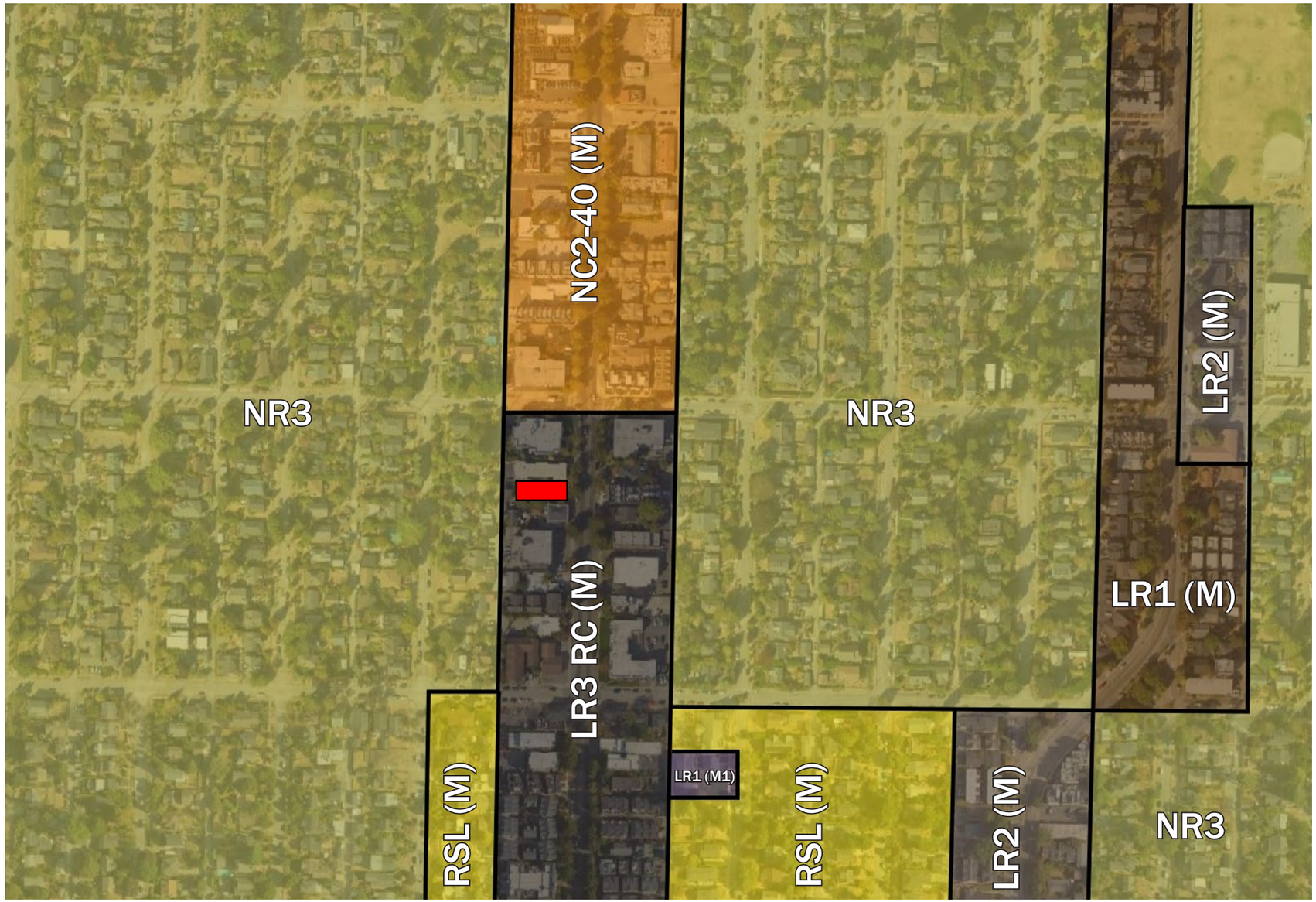
CONTEXT SECTION

north/south site section looking west

east/west site section looking north

NEIGHBORHOOD AXONOMETRIC

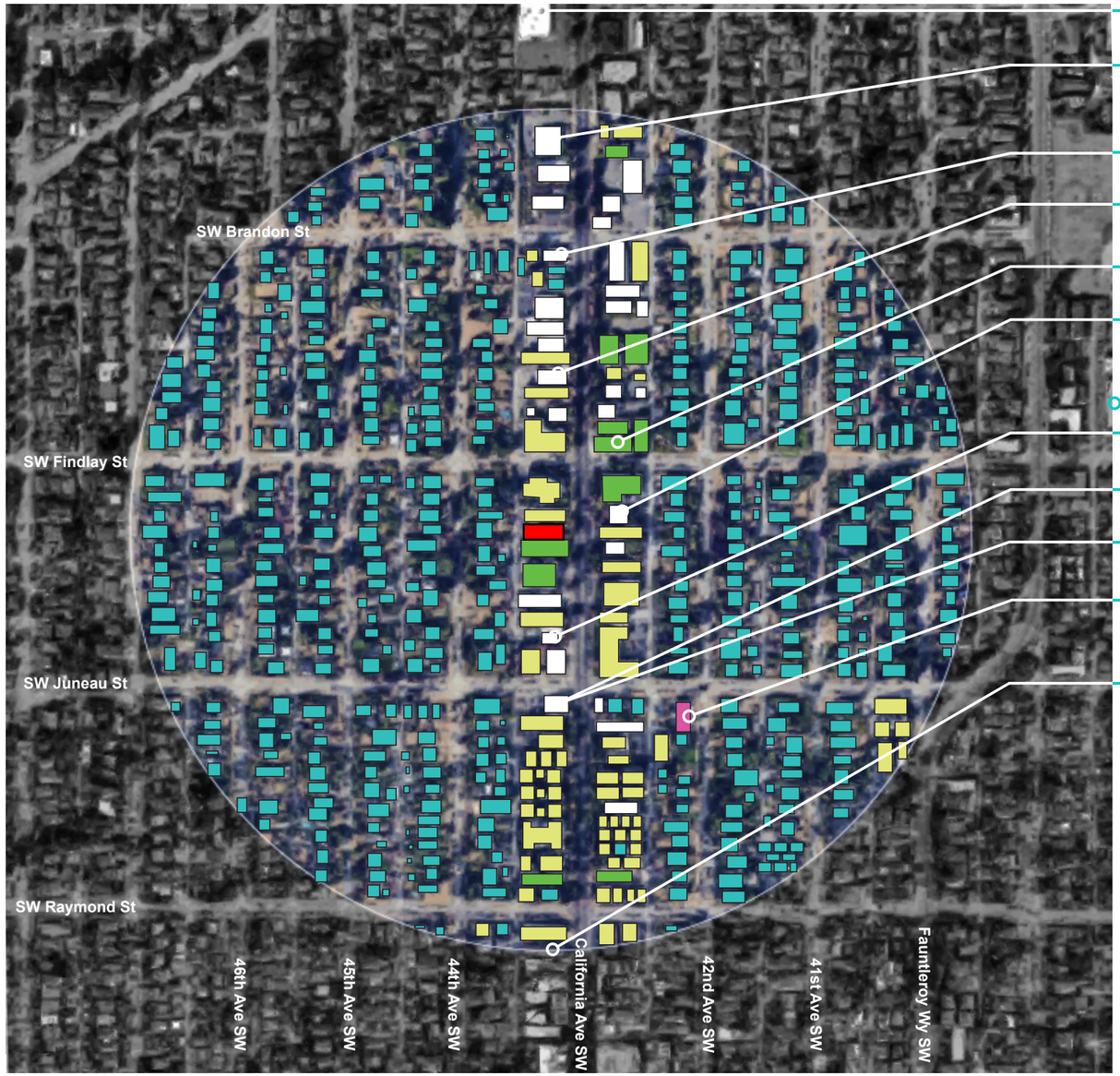
ZONING



zoning analysis:

- The project site, highlighted in red is located within LR3 RC (M) currently going through development.
- The immediately adjacent zones are NC2-40 (M), NR3, LR1 (M1) and RSL (M). The surrounding area consists of a mix of single family homes, multifamily buildings, and small commercial buildings.

CONTEXT + LAND USE



N

5 MIN

SITE

SINGLE FAMILY

MULTI-FAMILY

MIXED USE

COMMERCIAL

CULTURAL

rite aid

vca west seattle veterinary hospital

box bar

canna west seattle

wales + co salon

c&p coffee company

fairmount park elementary

smits dental

new luck toy restaurant

juneau st market

west seattle church of the nazarene

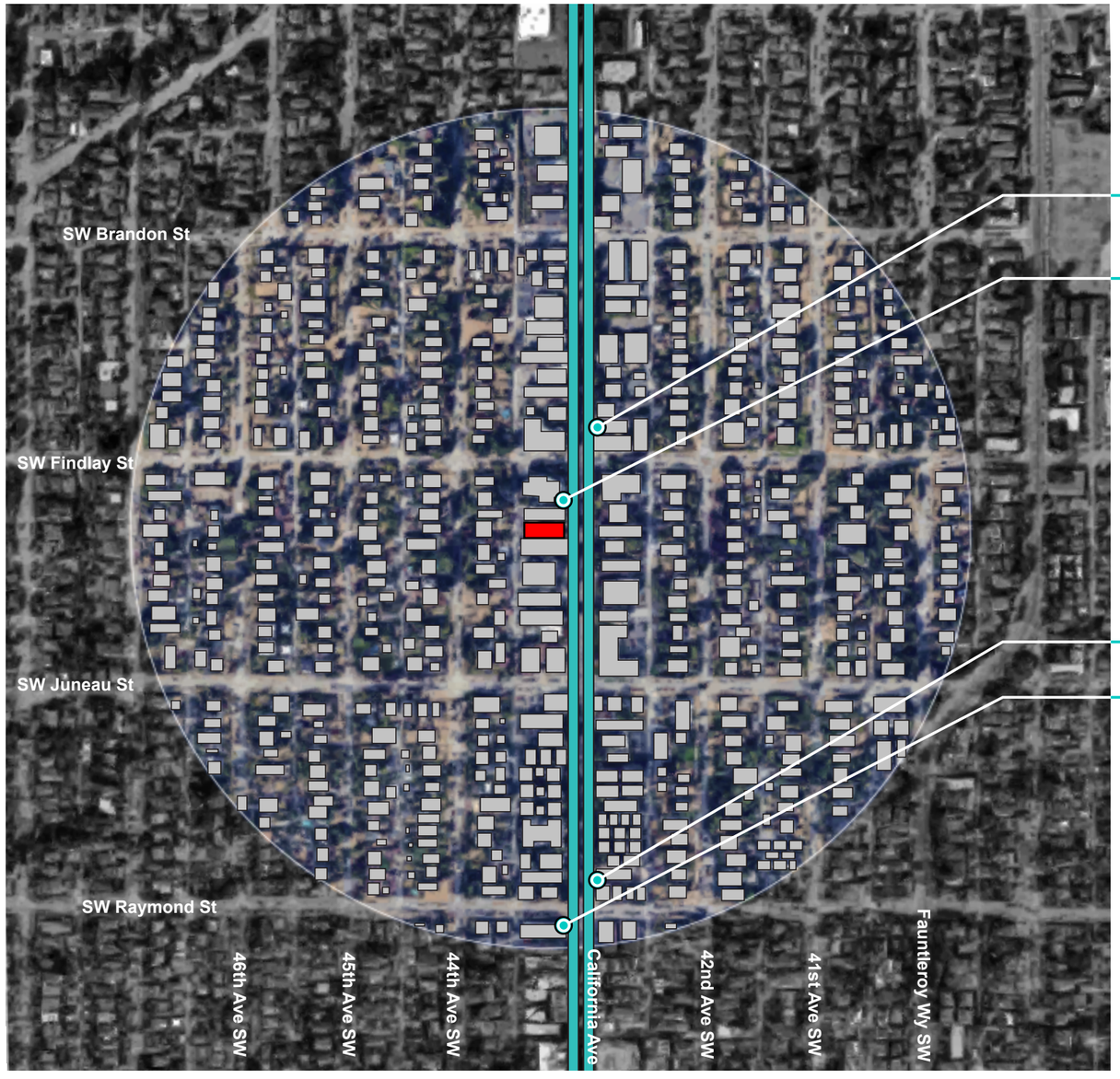
evergreen learning center

land use analysis

- New development on California Ave SW but not a high density of amenities yet

- Elementary school a few blocks beyond the 5 minute walk boundary

TRANSIT ANALYSIS



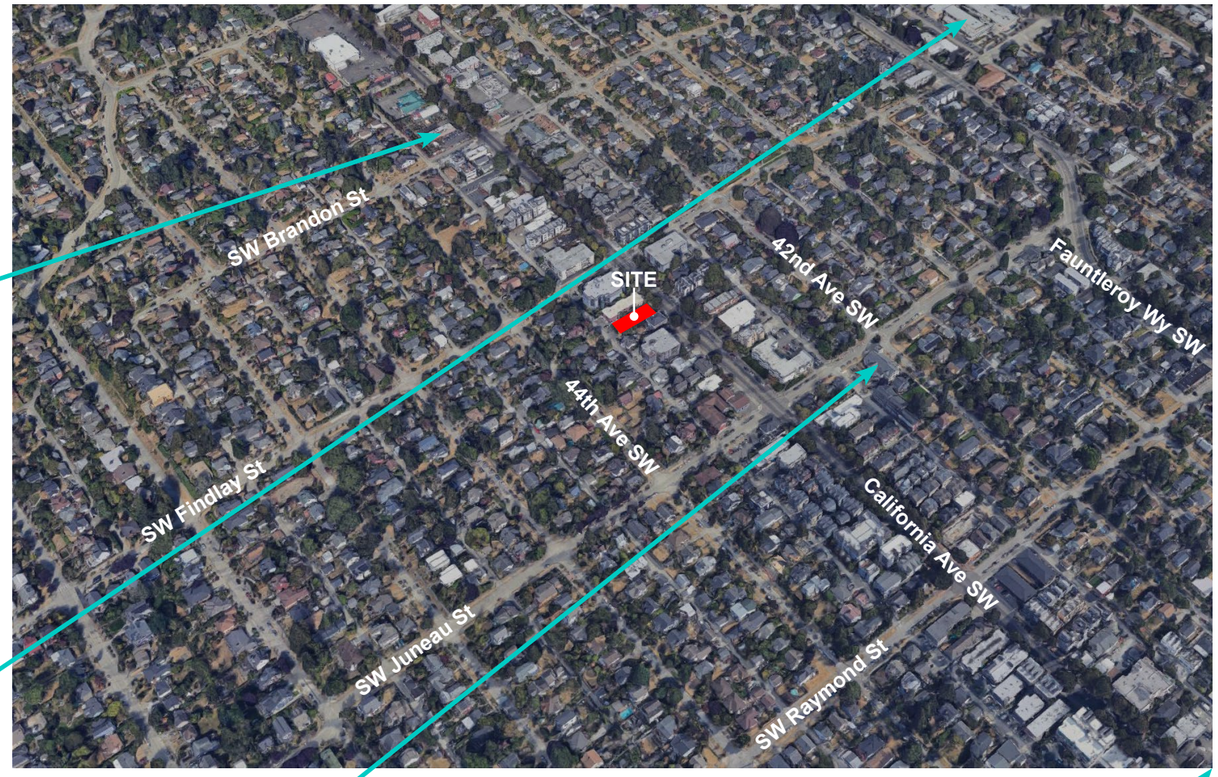
CONTEXT AXON

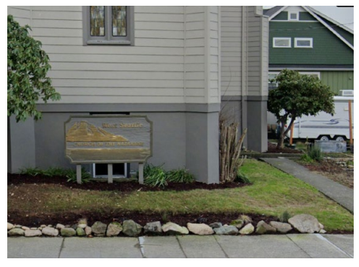
1. west seattle nursery

A nearby nursery supporting local gardening. This business hosts monthly classes surrounding gardens and cultivation education.

2. fairmount park and elementary school

A local elementary school and adjacent playground occupy over a block of space and engage the surrounding residential community.





3. west seattle church of the nazarene

The West Seattle Church of the Nazarene is a small community church hosting weekly events and services.

4. morgan junction park

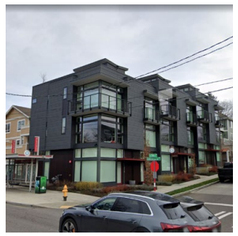
Morgan Junction Park is a small public space with portions of both vegetative and hardscape features. In the past is has hosted small community events.

NEIGHBORHOOD ARCHITECTURE

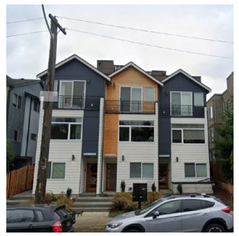
1 | 5431 California Ave SW | Multifamily Residential (Facade and Material)

2 | 5600 California Ave SW | Multi Family (Material)

3 | 4322 SW Juneau St| Single Family Residential (Traditional + Modern)



4 | 4230 SW Findlay St | Mixed Use Residential (Modulation and Slope)



5 | 5913 California Ave SW| Multi Family Residential (Material and Vernacular Form)

6 | 5630 California Ave SW | Multi Family Residential (Color and Character)

7 | 4327 SW Brandon St | Single Family Residential (Addressing the Street)

8 | 5920 California Ave SW | Multi Family Residential (Central Circulation)

9 | 5644 California Ave SW | Multi Family Residential (Color and Character)

10 | 5620 California Ave SW | Multi Family Residential (Material and Stoops)

11 | 5429 California Ave SW | Commercial (Form and Material)

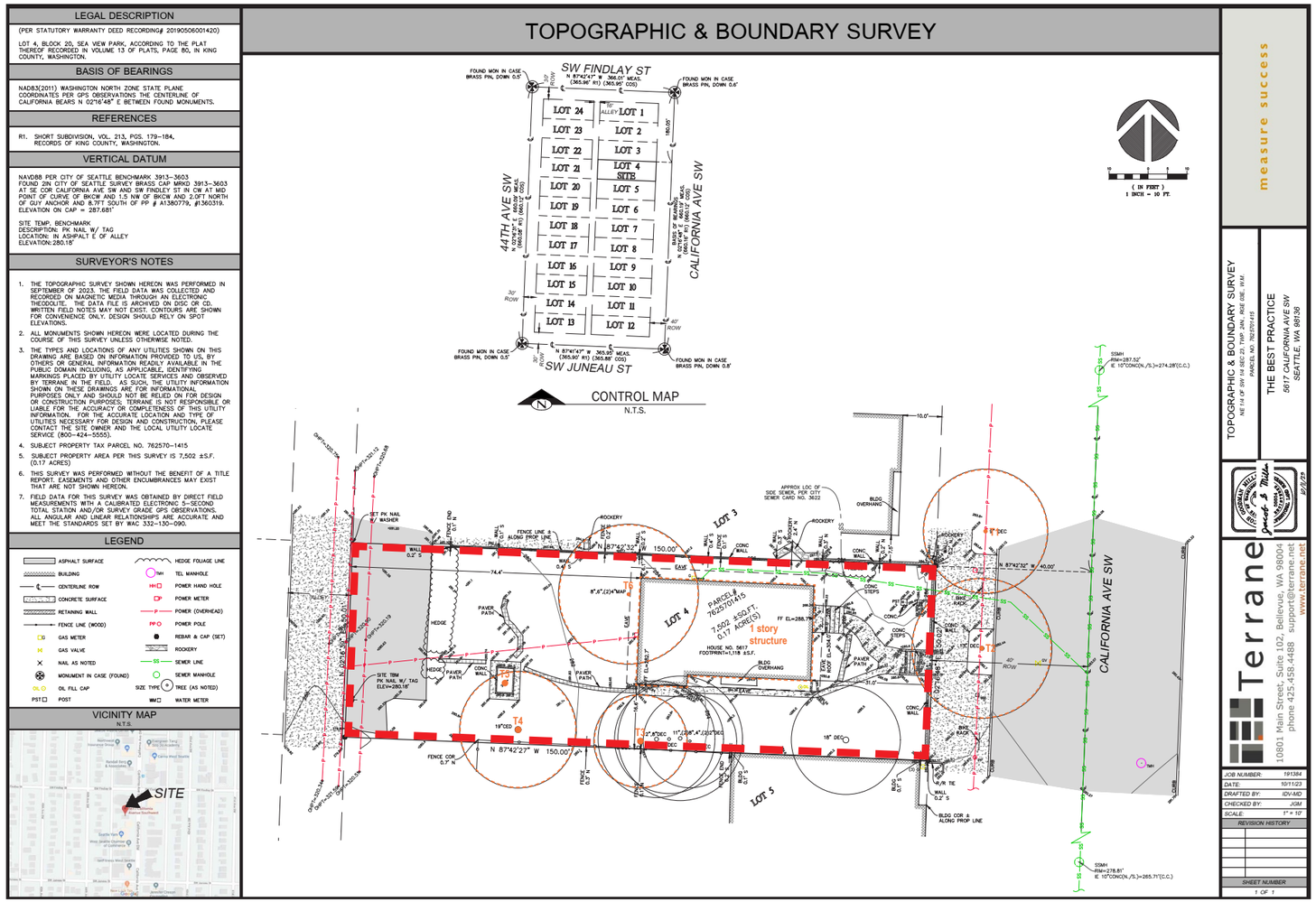
12 | 5435 California Ave SW | Commercial (Form and Material)

13 | 5612 California Ave SW | Commercial (Form and Color)

14 | 5619 California Ave SW | Commercial (Material)

15 | 4201 SW Juneau St | Cultural (Modulation and Material)

SITE SURVEY



site characteristics

- There is one tier 2 tree on the south edge of the site
- Mid block site with access from California Ave SW and the alley to the west
- Minimal grade change - slight slope to the east (2.4' total)

legal description

- Sea View Park Add Plat Block: 20 Plat Lot : 4

arborist report

Tree ID	Parcel/Location	Species	DBH (inches)	Health Condition	Structural Condition	Combined Viability	Average Dripline Diameter	IRZ Diameter	Tier Type
1	ROW	Littleleaf Linden *Tilia cordata*	13	Good	Good	Viable	30'	15'	ROW
2	ROW	Littleleaf Linden *Tilia cordata*	13	Good	Good	Viable	30'	15'	ROW
3	7625701415	Japanese Cedar *Cryptomeria japonica*	19	Good	Good	Viable	25'	12.5'	Tier 3
4	7625701415	Japanese Cedar *Cryptomeria japonica*	32	Good	Good	Viable	30'	15'	Tier 2
5	7625701415	Upright English Yew *Taxus baccata 'Stricta'*	9	Good	Good	Viable	10'	5'	Tier 4
6	7625701415	Fullmoon Maple *Acer japonicum*	16	Good	Good	Viable	15'	7.5'	Tier 3

SCHEME 3: (FROM EDG)

design narrative:

Scheme 3 takes the modulation strategies in scheme 2 and further reduces the perceived mass of the structure and daylighting possibilities. By breaking the project into three distinct structures, each is afforded it's own identity and unique posture. The front block is consolidated live+work units, the middle block is shifted townhouses, and the rear is two more private townhouses.

Units: (6) townhouse units 4 story tall (3) live+work units 4 story tall, (4) open parking stalls

advantages:

- Better parking to unit ratio
- All live+work units front California Ave
- Only 3 "tunnel units"
- Building mass fits with surrounding context
- Better distribution of open space and landscaped areas
- More units are oriented to the views
- More variety of unit types and sizes

disadvantages:

- Departures required for front setback, facade length, and building separation

departures:

Setbacks: minimum front

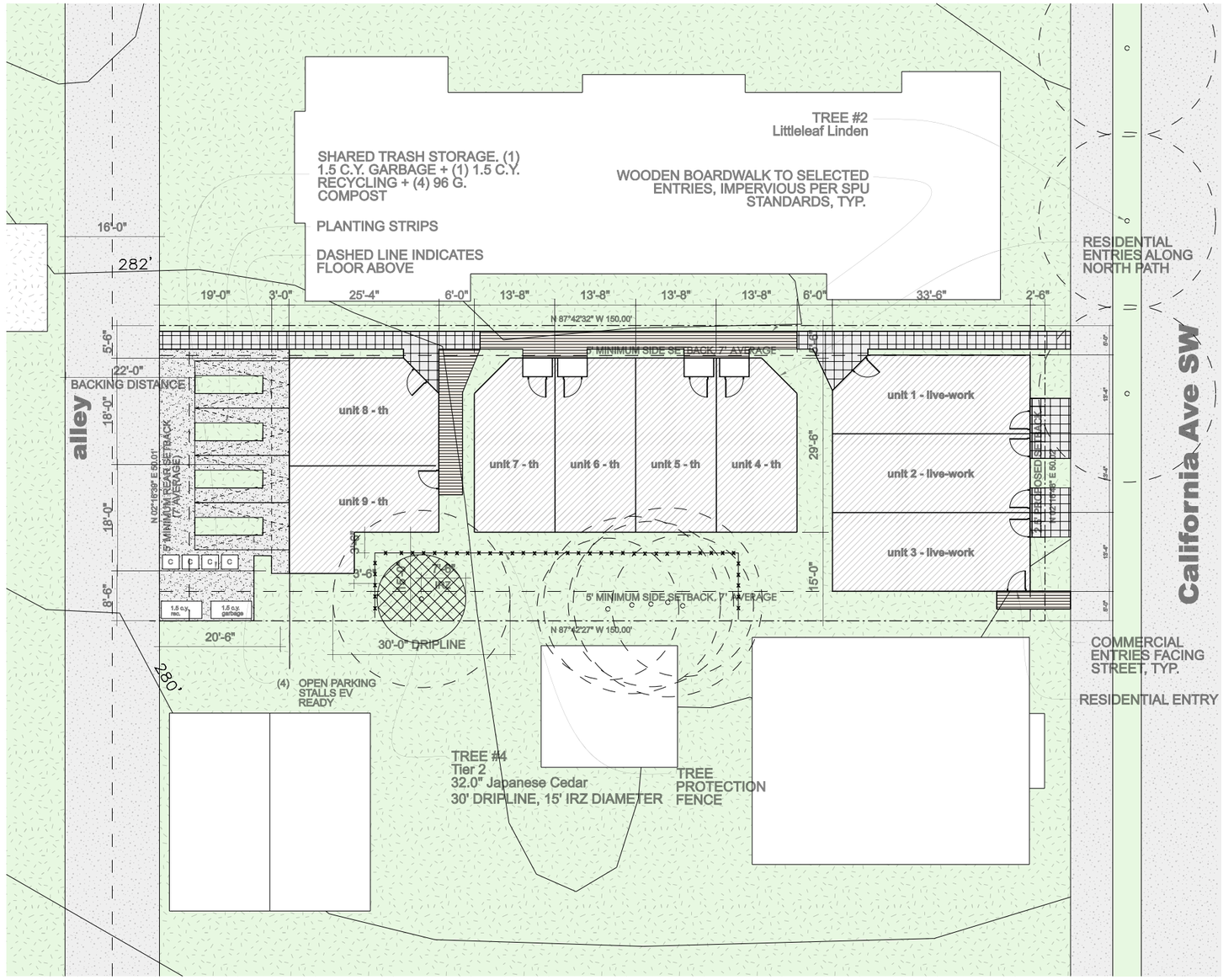
- Front: allowed 5' min, 7' avg
- Front: proposed 2.5' Min, 7' avg

Facade length (north side only)

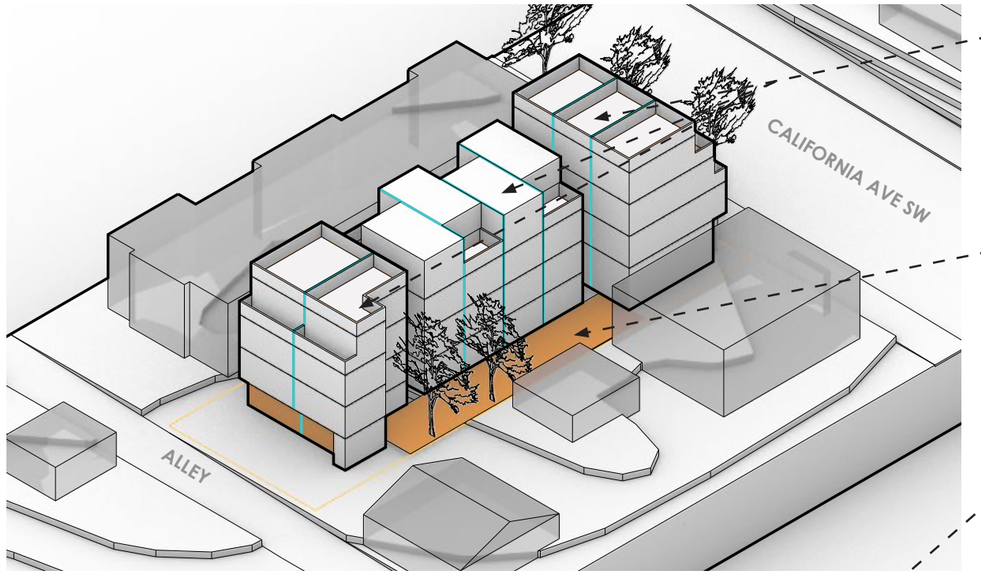
- Allowed 97.5'
- Proposed 116.5'

Building separations

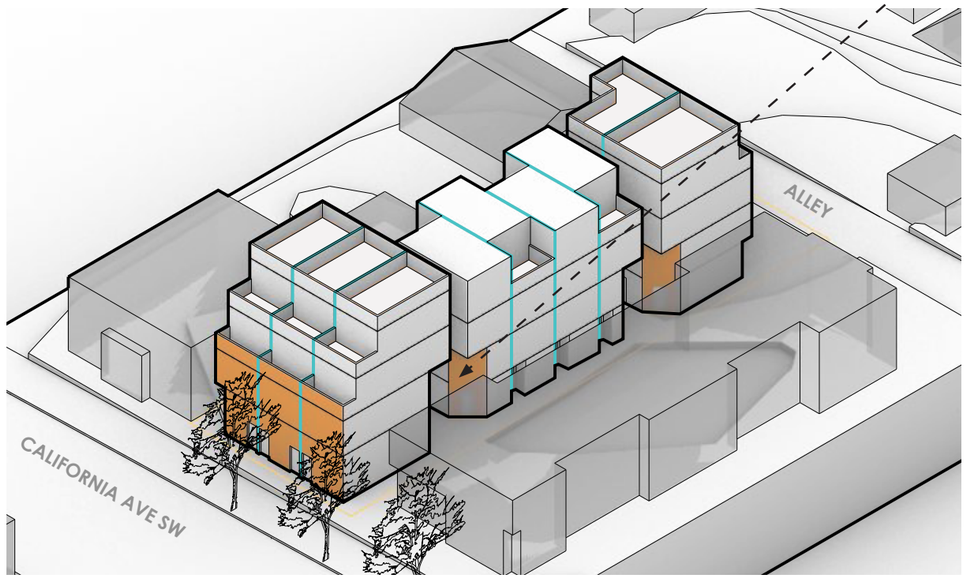
- Allowed 10'
- Proposed 6'



SCHEME 3 - DESIGN STANDARDS DIAGRAMS: (FROM EDG)



AXO LOOKING SE



AXO LOOKING SW

dc2_a.1,2: site characteristics, reducing perceived mass

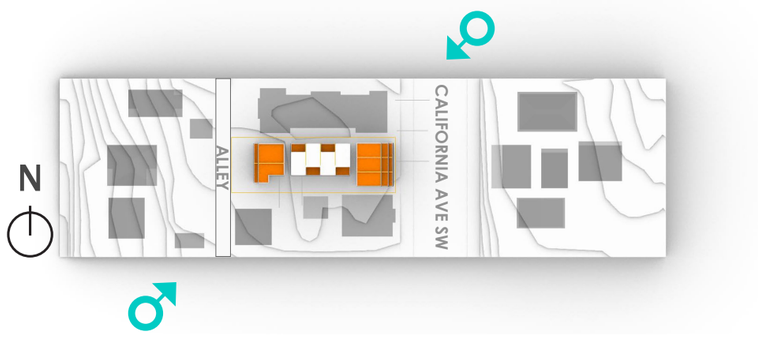
The building massing seeks to minimize the visual impact of this proposal by breaking the units into 3 distinct blocks (preferred scheme). In this scenario, the project will read more similarly to the contextual structures in this area. In all schemes roof deck penthouses are generally projected backward from the street edge to minimize perceived height as well. Modulation of facades also help to break up the perceived mass from the street.

dc3_b.4: multifamily open space

In all schemes a large multifamily open space is pursued. This space is designed to be at the rear of units and will promote social interaction and communal activities. We prioritized southern placement for these as it will benefit the solar access for the structures and the open spaces themselves.

pl2_d.1: wayfinding

Breaking this scheme into 3 distinct masses creates two view and light corridors on the site. These openings provide an important opportunity for wayfinding. By folding the corners of the 3 structures, this scheme seeks to create a more open experience of these passages while at the same time highlighting entries and paths to the common space to the south. Such folds on the building will incorporate similarly enhanced material to the street fronting facade and enhance the pedestrian experience.



SCHEME 3 - DESIGN STANDARDS DIAGRAMS: (FROM EDG)

pl3_a.1: entry design objectives

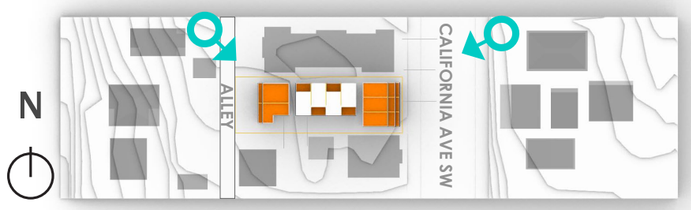
With different materiality, Large transparent entries, and open concepts, the lower “work” spaces visually read much different than the upper residential spaces. Entries for other residences are set back to the interior of the block to provide a more intimate and private user experience.

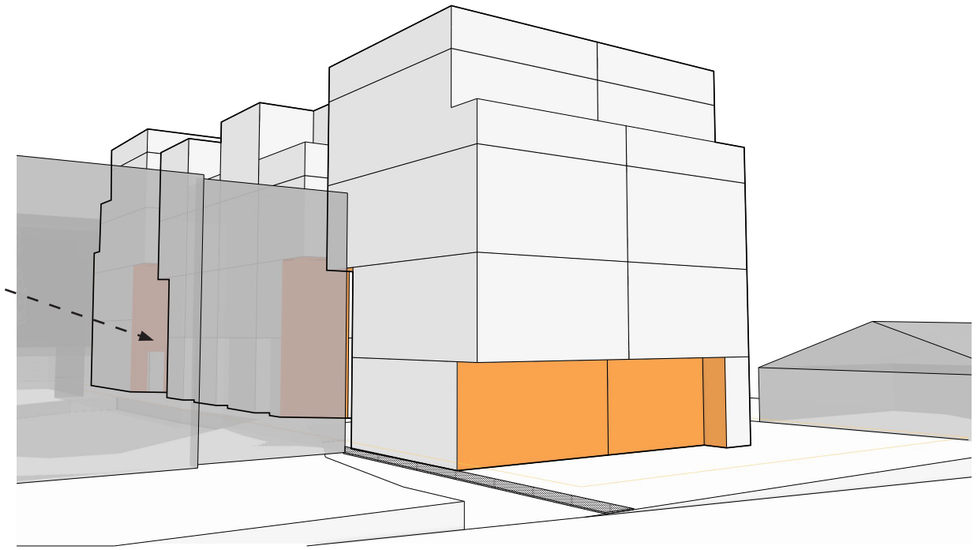
cs2_a.2: architectural presence

This project is sited on a developing and busy street in West Seattle. While the existing structure is low density in scale, the area is quickly adding larger buildings and new commercial spaces. Additionally, the two adjacent sites to the North and South of the site have structures with minimal setbacks from the R.O.W. The proposed building mass matches the adjacent building profiles and adds to a strong and engaging street edge that will contribute to social interaction and economic activity.

dc4_a.1: exterior finish materials

Building material and color variation will be employed to break down the perceived building mass. Durable, high quality concrete/ and or brick projected to be used at the ground level to relate to adjacent neighboring structures.

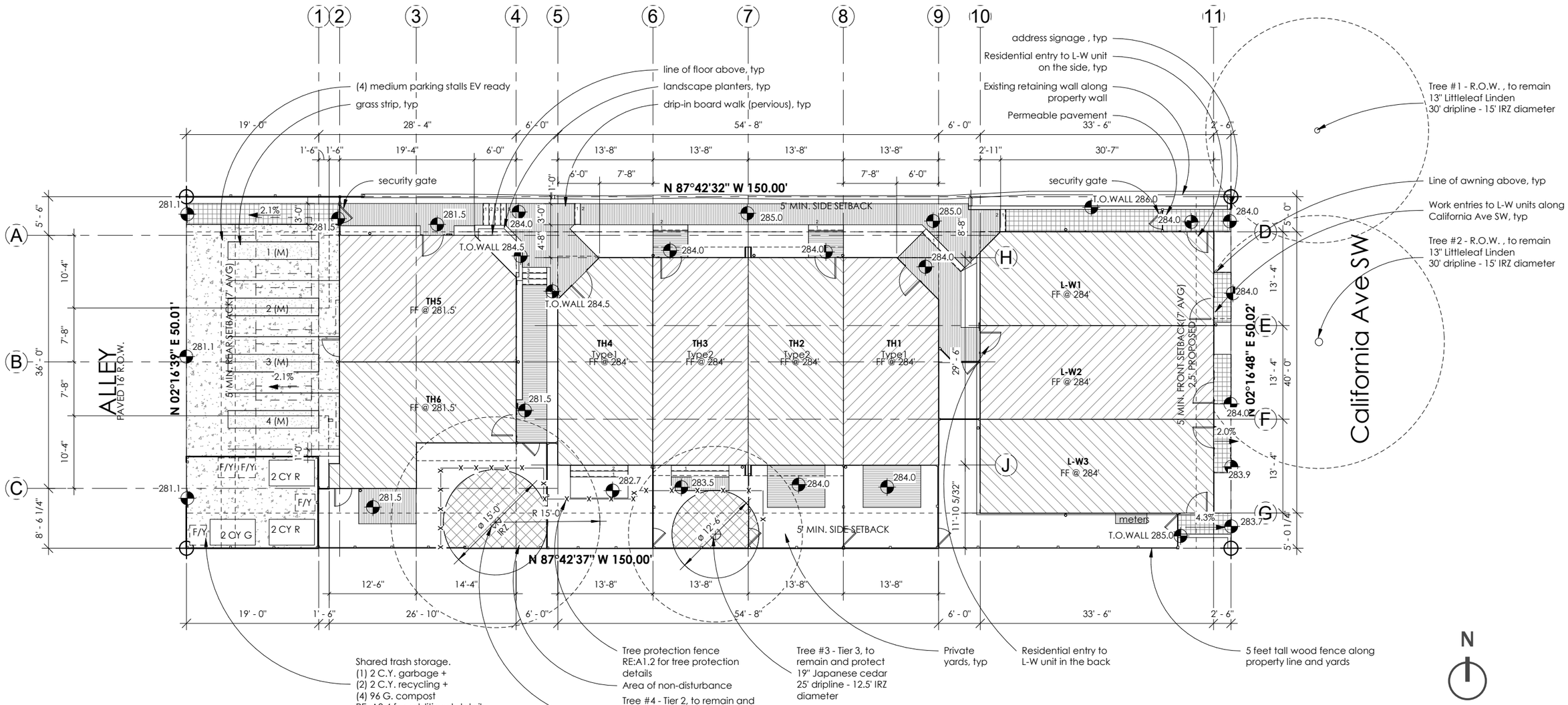




PERSPECTIVE FROM ALLEY

PERSPECTIVE FROM CALIFORNIA AVE SW

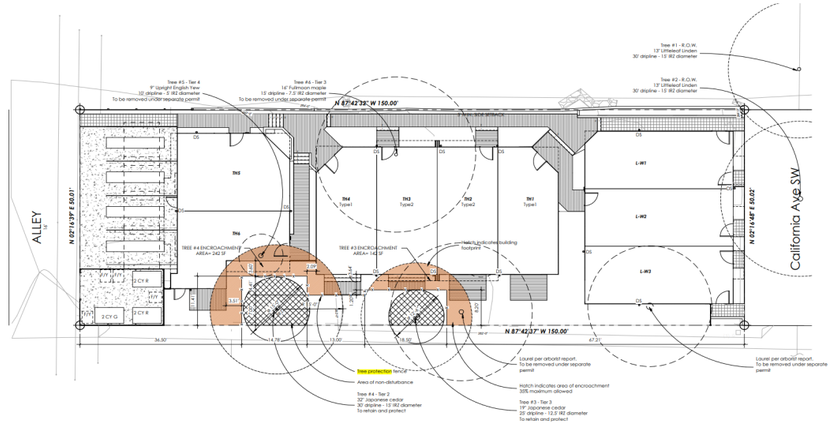
SITE PLAN


address signage , typ
Residential entry to L-W unit on the side, typ
Existing retaining wall along property wall
Permeable pavement
line of floor above, typ
landscape planters, typ
drip-in board walk (pervious), typ
(4) medium parking stalls EV ready
grass strip, typ
security gate
N 87°42'32" W 150.00'
5' MIN. SIDE SETBACK
T.O.WALL 286.0
T.O.WALL 284.5
T.O.WALL 285.0
N 02°16'39" E 50.01'
N 02°16'48" E 50.02'
ALLEY
PAVED 16' R.O.W.
5' MIN. REAR SETBACK (7' AVG)
5' MIN. FRONT SETBACK (7' AVG)
2.5' PROPOSED
TH5
FF @ 281.5'
TH6
FF @ 281.5'
TH4
Type1
FF @ 284'
TH3
Type2
FF @ 284'
TH2
Type2
FF @ 284'
TH1
Type1
FF @ 284'
L-W1
FF @ 284'
L-W2
FF @ 284'
L-W3
FF @ 284'
1 (M)
2 (M)
3 (M)
4 (M)
2 CY R
2 CY G
F/Y
2.1%
2.0%
4.3%
R 15'-0"
Ø 15'-0" IRZ
Ø 12'-6" IRZ
N 87°42'37" W 150,00'
5' MIN. SIDE SETBACK
meters
Tree #1 - R.O.W. , to remain
13" Littleleaf Linden
30' dripline - 15' IRZ diameter
Line of awning above, typ
Work entries to L-W units along California Ave SW, typ
Tree #2 - R.O.W. , to remain
13" Littleleaf Linden
30' dripline - 15' IRZ diameter
California Ave SW
Shared trash storage.
(1) 2 C.Y. garbage +
(2) 2 C.Y. recycling +
(4) 96 G. compost
RE: A0.4 for additional details.
Tree protection fence
RE:A1.2 for tree protection details
Area of non-disturbance
Tree #4 - Tier 2, to remain and protect
32" Japanese cedar
30' dripline - 15' IRZ diameter
Tree #3 - Tier 3, to remain and protect
19" Japanese cedar
25' dripline - 12.5' IRZ diameter
Private yards, typ
Residential entry to L-W unit in the back
5 feet tall wood fence along property line and yards
N

RESPONSES TO EDG:

guidance	response	design guidlines
1. massing and site planning Massing option 3 breaks the units up into three smaller buildings that relate well to the scale of the existing context in the neighborhood. Massing option 3 also presents three live-work units along California Avenue SW, creating a strong street wall and additional activation along the arterial. Therefore, staff supports the applicant's third massing option.	Option 3 will be pursued. Thank you.	CS2-D-1, CS3-A-1, PL3-C
Staff supports the retention of the trees along the south property line, which includes a Tier 2 Japanese Cedar.	The trees will be protected and a Tier 2 Japanese Cedar will be retained with this proposal. Thank you.	CS2-V-1, DC4-D

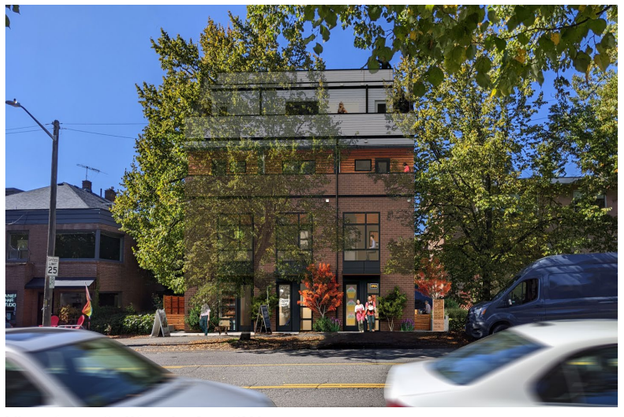
Aerial view from SW



Tree protection plan

RESPONSES TO EDG:

guidance	response	design guidlines
street facing facade and building The rendering of Massing option 3 on page 32 of the Early Design Guidance packet, dated December 13, 2023, shows the street facing facade and implies a building overhang on the second level. The street view perspective, a more detailed rendering, on page 37 of the same packet does not show that overhang. Staff supports the massing of the rendering on page 37 that presents a simple two-story base, with what appears to be high quality materials such as brick and large glazing, with recessed upper levels.	The building facing California Ave SW has been designed following the rendering on page 37. A two-story brick base with big glazing is proposed.	PL3-B, DC2-A, DC2-B-1
The departure request for the reduced building separation between the three buildings was discussed during the Pre-Submittal conference. Specifically, the expectations around the treatment of the pedestrian paths, wayfinding, and design elements to draw attention away from the reduced space and ways to make the space feel less tunnel-like. In order to receive approval of the departure request, the design must better meet the intent of the Seattle Design Guidlines. Chamfering the building edges to create a larger and more welcoming space between buildings aids in wayfinding and helps achieve some of the goals mentioned above, but the chamfer only carries to the second floor, its impact is diminished. i) Study carrying the chamfer to all four levels of the buildings and provide renderings and floor plans at the Master Use Permit.	From our massing study, our analysis suggested that retaining a two-story chamfer may help the space feel more inviting than a four-story alternative. With the chamfer carried up the entire height of the building, the height of the structures is accentuated, and the entries are not as clearly demarcated. With the two-story chamfer option, the entries together generate a more inviting “outdoor room” to occupy. Only bringing the chamfer up two levels breaks up the mass and articulates the space at a human scale. Refer to page 42 for final renderings of these entry conditions.	PL3-B-3, DC2-A, DC2-B-1, PL1-B, PL2-D, PL3-B



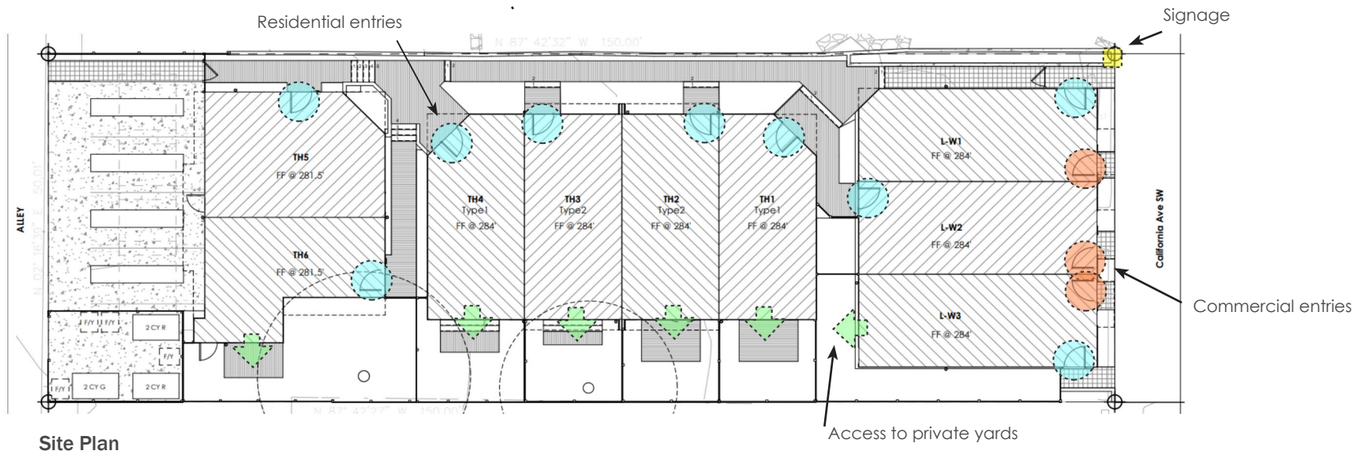
View from California Ave SW

Preliminary study of two story chamfer

Preliminary study of four story chamfer

RESPONSES TO EDG:

guidance	response	design guidlines
unit entries Staff questions the location of several of the proposal unit entries and suggests the following alternate locations to aid in wayfinding, access to green space, and better support the project's site planning and design concept. • Place the commercial entires into the three live-work spaces along California Avenue SW • Place the residential entries into the three live-work spaces are the rear of the building. A pedestrian pathway would be added between Unit 4 and the three live-works to achieve this. • Please Unit 4 and Unit 7's entries along the chamfered edge of the building, as show for Unit 1 and Unit 8. • Provide access to the green space at the southern portion of the site at the rear of Units 4 through 7.	Our entry has been adjusted to enhance the user and pedestrian experience on the site. All commercial entries to the live-work spaces front California Ave SW. While we didn't shift all of the live work residential entries to the back, they all avoid the street facing facade. Having two live work residential entries on the sides of the units allows for greater unit flexibility while creating private feeling entries. Additionally, we implemented a pathway to the rear of the live work units for a more cohesive user circulation concept. The middle block of townhomes incorporates user entities along chamfered edges where possible and helps establish an open feeling in gaps between the structures. Lastly, all townhomes in the central structure are shown as having rear patio access to the green space at the southern portion of the site. Lastly, the signage is prominent along the walkway fronting California Ave SW	PL3, PL2, DC3, PL3-C, PL3-B-1, PL2-D, DC3



Site Plan

RESPONSES TO EDG:

guidance	response	design guidlines
unit entries Clearly articulate the north pedestrian path at the street edge. It is the threshold between the public and the private realm and is hard to distinguish in the rendering on page 37 of the Early Design Guidance packet, dated December 13, 2023. • Create consistency in the pedestrian path with high quality materials and as great as width as possible where space allows.	The design concept for the northern path incorporates high quality permeable pavers as well as abundant landscape elements and planters wherever possible. The pavement transitions from a hard surface to a boardwalk marking the limit of public space from the street and alley. The central portion of the path was widened to create a larger landscape buffer between the pedestrian circulation route and the residential entries. This offset also helped to create a more enjoyable space between the structures and provides some relief and privacy to TH1-4	PL2-D, PL3-B, PL1-B

Pedestrian view approach from California Ave SW

Pedestrian view entry TH5 and pedestrian pathway

Pedestrian view entry TH1 and pedestrian pathway

RESPONSES TO EDG:

guidance	response	design guidlines
development standard adjustments Staff indicated support for the requested departure in order to create a strong street edge, with street level live-work commercial uses, along California Avenue SW and allow the project to be broken up into three smaller buildings that better relate to the scale of the existing context in the neighborhood. The 2'-6" setback is proposed at the first two stories and levels 3 and 4 will be further pushed back from street edge, creating the appearance of a building in scale with the existing context. Reorganizing the residential entries, per the guidance above, and placing only commercial entries along California Avenue SW will help better support this departure request to create a design that better meets the intent of the Seattle Design Guidelines	The proposed design articulates all live-work residential entries along side or rear facades to support this design concept. Decks and greater setbacks for upper floors help to accomplish this massing goal and provide buffer for R.O.W. powerline infrastructure.	CS2-D-1, CS3-A-1, PL3-C
Staff indicated support for the requested departure in order to create a strong street edge, with street level live-work commercial uses, along California Avenue SW, in keeping with the neighborhood context and the expected future development in the neighborhood.	Thank you.	PL3-C

Pedestrian view from California Ave SW

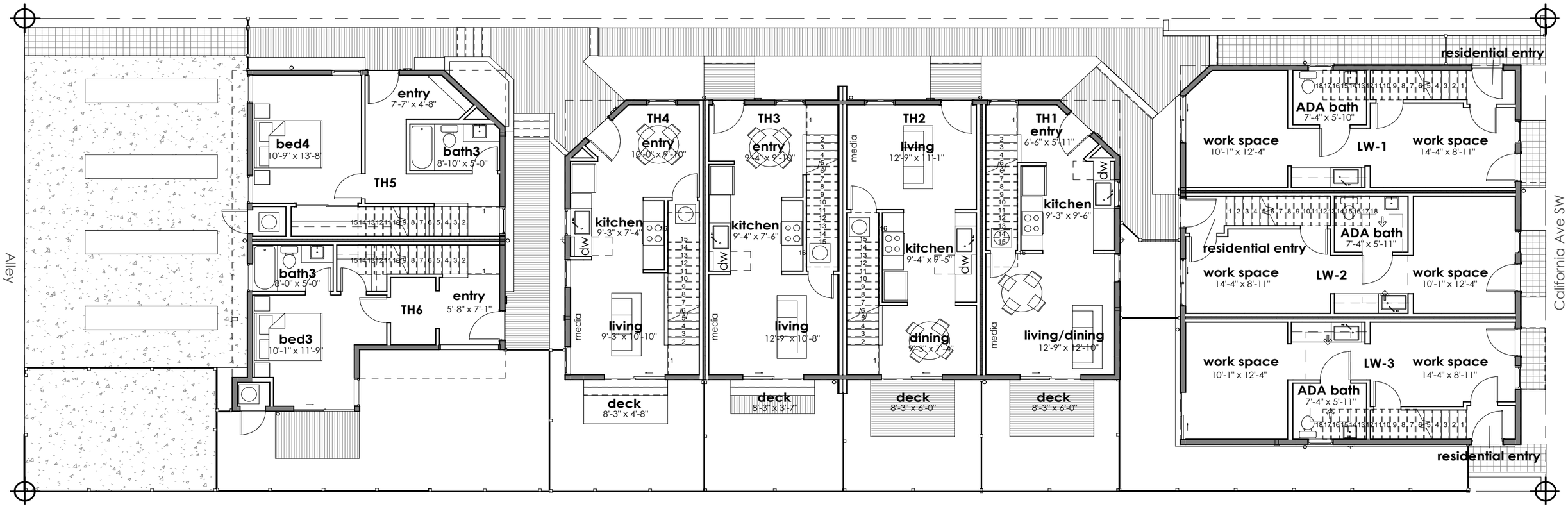
RESPONSES TO EDG:

guidance	response	design guidlines
development standard adjustments In LR and MR zones, the Code requires the minimum separation between principal structures at any two points on different interior faces to be 10 feet, except for cottage housing developments, and principal structures separated by a driveway or parking aisle. The applicant proposes a 6' separation in two locations between the three buildings. Staff indicated preliminary support for the requested departure in order to break up the project into three smaller buildings that better relate to the scale of the existing context in the neighborhood. Staff would like to see more details in the Master Use Permit plans and at Recommendation review indicating how the reduced space will be treated to make it feel less tunnel-like. Staff would also like the applicant to study carrying the chamfer to all four levels of the buildings and provide color perspective graphics and floor plans at the Master Use Permit.	As can be seen in the previous chamfer study as well as the final render images, the design pays careful attention to these building separation spaces. Through an iterative design approach, multiple steps were taken to reduce the perceived tunnel-like spaces in between structures. First, setting the central structure 8.6'from the property line opens up the spaces and breaks down the collective northern façade of the 3 structures. Next two-story chamfers are utilized on both sides of the separations to create a human-scale outdoor room to occupy. Lastly, an articulation of the boardwalk path at these separations creates opportunities for planters, landscape elements, and the incorporation of stoop conditions with the addition of steps.	PL1-B, PL2-D, PL3-B

Pedestrian view between building 1 and 2

Pedestrian view between building 2 and 3

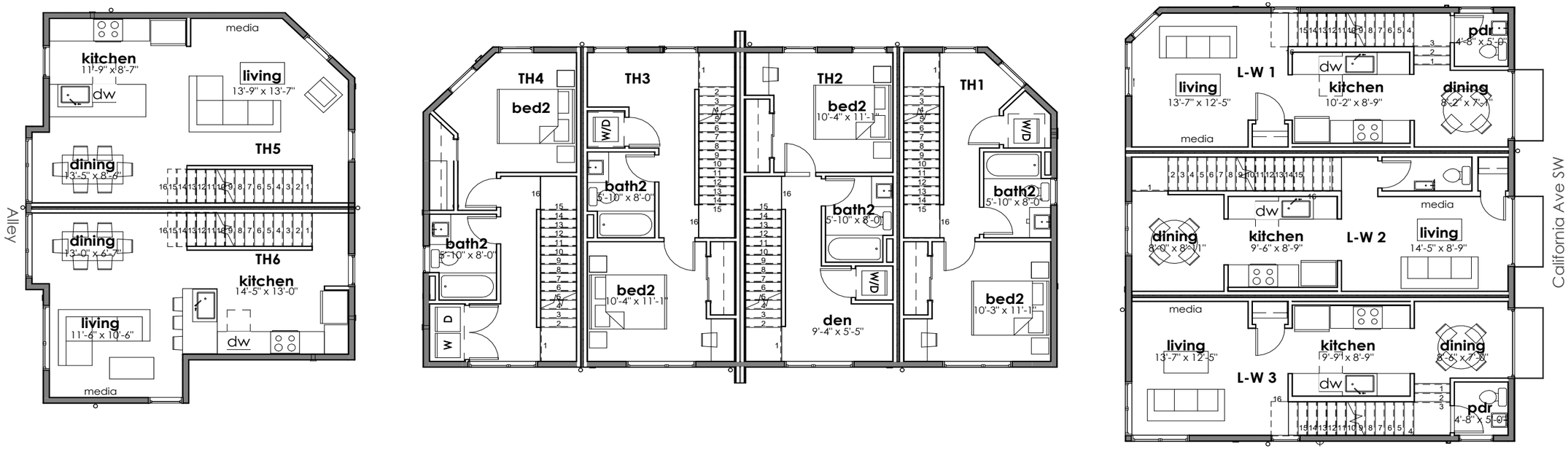
FLOOR PLANS



level 1

N

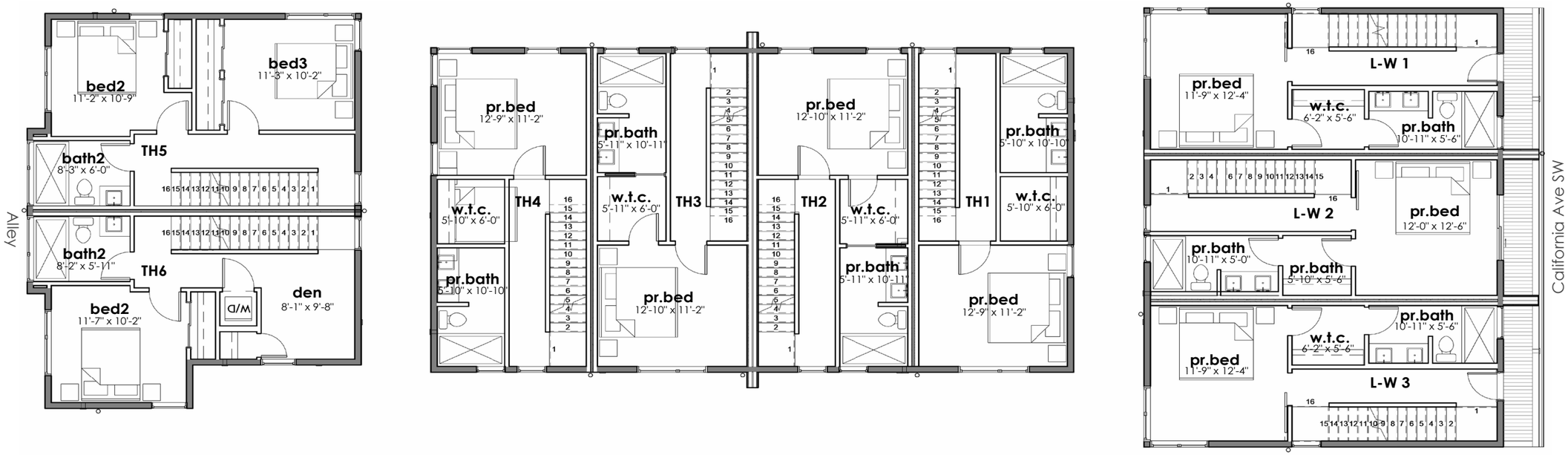
FLOOR PLANS



level 2

N

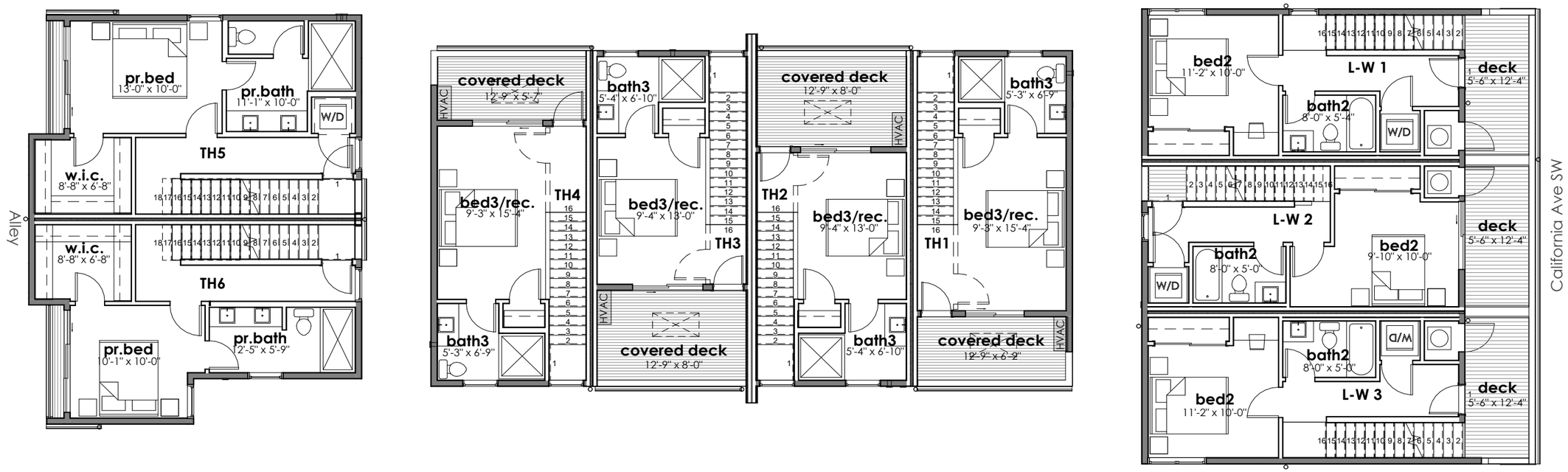
FLOOR PLANS



level 3

N

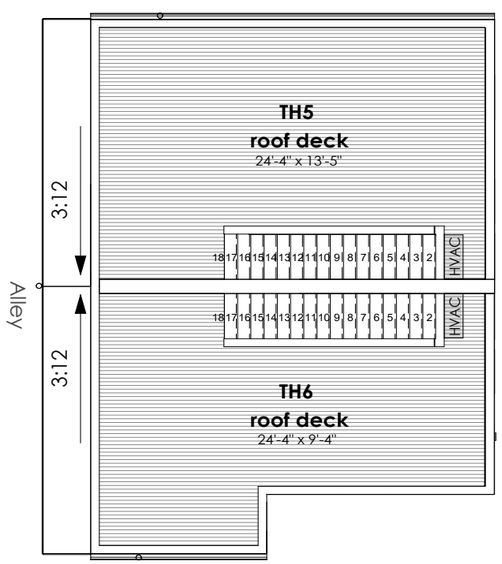
FLOOR PLANS

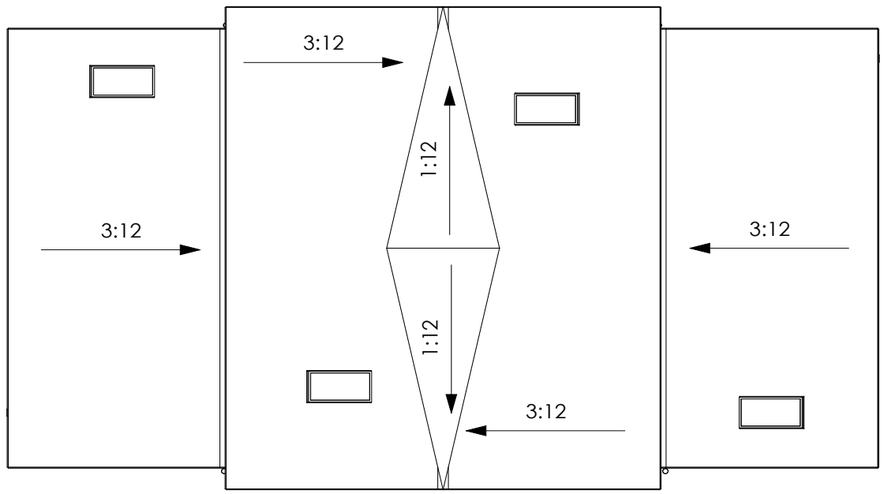


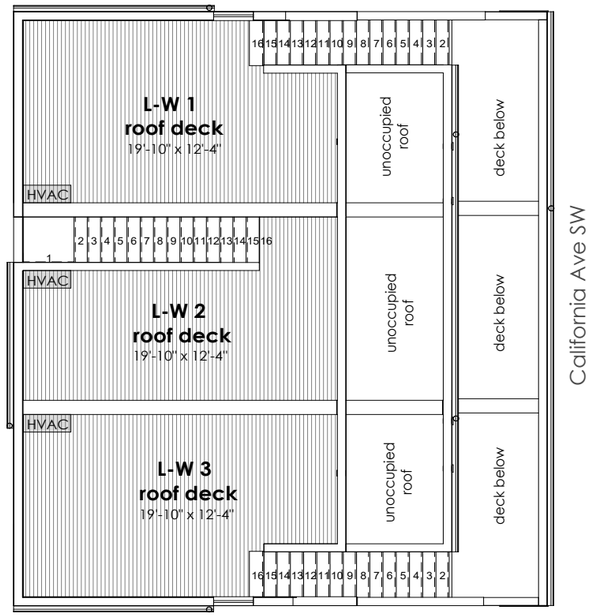
level 4

N

FLOOR PLANS







roof plan

LANDSCAPE PLAN

NORTH

RENDERED
LANDSCAPE PLAN

0 8 16 24 feet

SCALE: 1/8" = 1'-0"

PLANT SCHEDULE

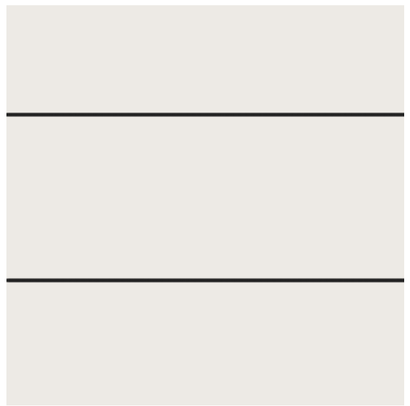
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	Acer circinatum / Vine Maple Replacement Tree
GROUND COVERS	
	Pachysandra terminalis / Japanese Spurge
	Thymus pseudolanuginosus / Woolly Thyme
SITE	
	Arborist Chips 3'' Depth

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
SHRUBS	
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Mahonia x media 'Charity' / Mahonia
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
	Polystichum munitum / Western Sword Fern
	Sarcococca ruscifolia / Fragrant Sarcococca

MATERIAL PALETTE

1. white lap

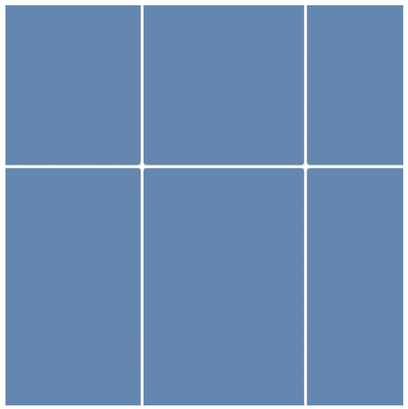


6” Revel Cementitious Lap Siding

Sherwin Williams #7004
Snowbound

Utilized as primary siding material in project

2. blue panel

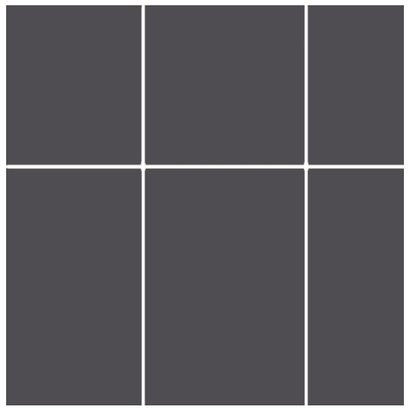


7/16” Thick Cementitious Panel
4’x8’ Max

Sherwin Williams #6487B0
Perfect Periwinkle

Utilized as facade accent material

3. grey panel

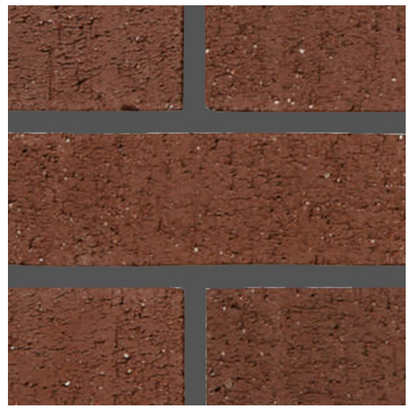


7/16” Thick Cementitious Panel
4’x8’ Max

Sherwin Williams #9154
Perle Noir

Utilized as window banding in the facade

4. brick base



Mutual Materials Veneer-Slimbrick

Vintage Mission Color
Dark grey grout

Utilized as base for live-work units facing California AVE SW

5. wood siding

4” Vertical Wood T&G Siding

Utilized as siding to differentiate chamfers

6. wood siding

4” Horizontal Wood T&G Siding

Utilized as siding to differentiate roof decks

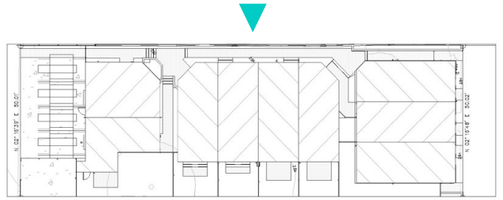
7. grey base

Cementitious panel with 1x2 batts

Sherwin Williams #9154
Perle Noir

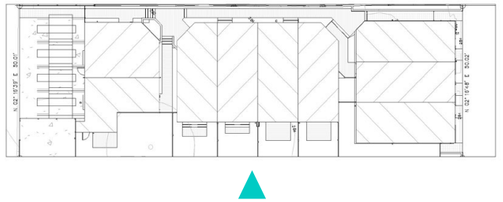
Utilized as base for town house 3

ELEVATIONS



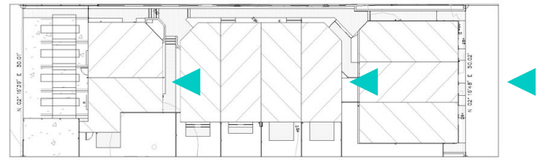
north elevation

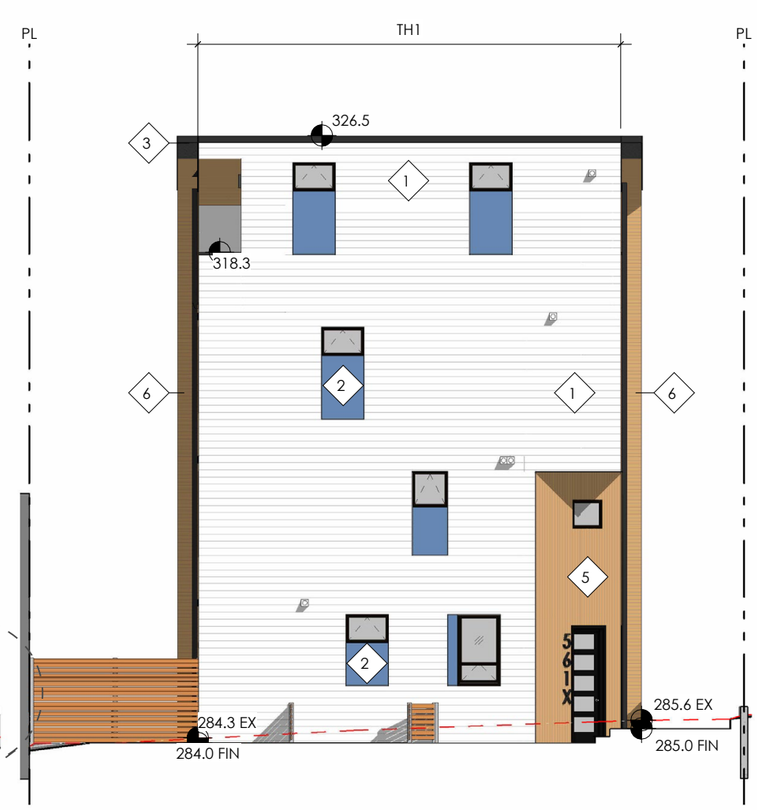
ELEVATIONS

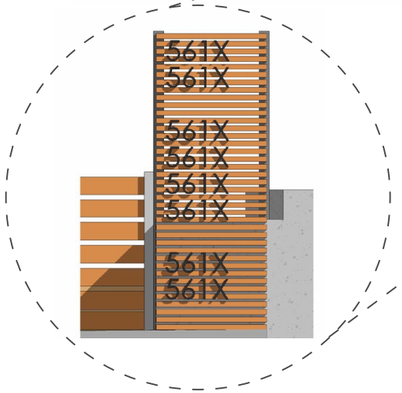


south elevation

ELEVATIONS





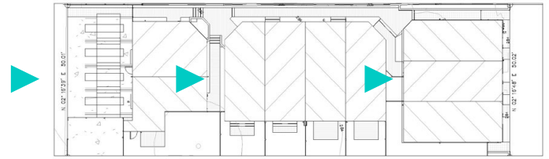


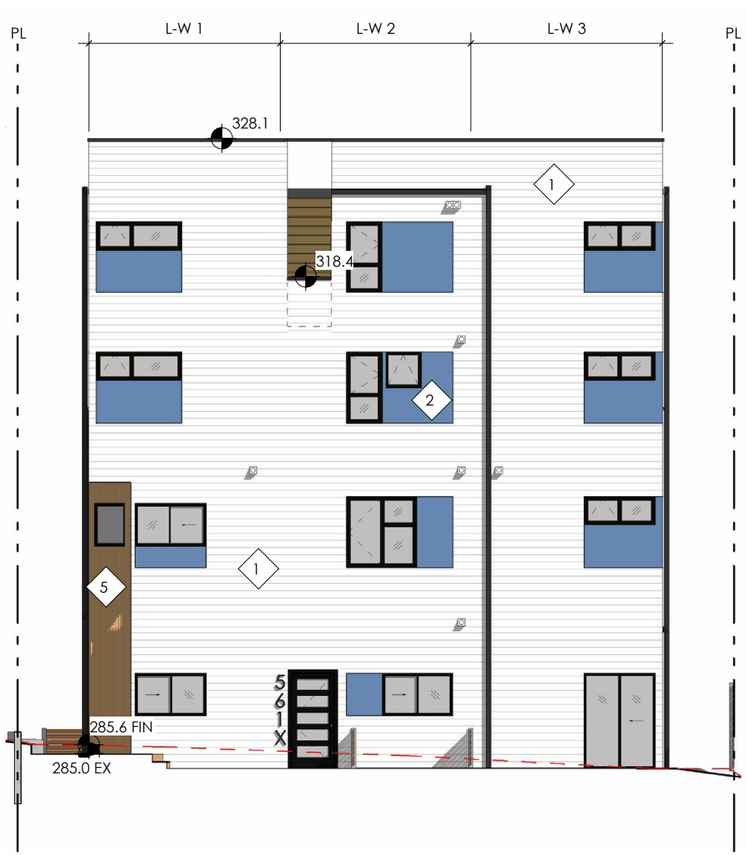
california ave (east)
elevation bldg 1

east elevation bldg 2

east elevation bldg 3

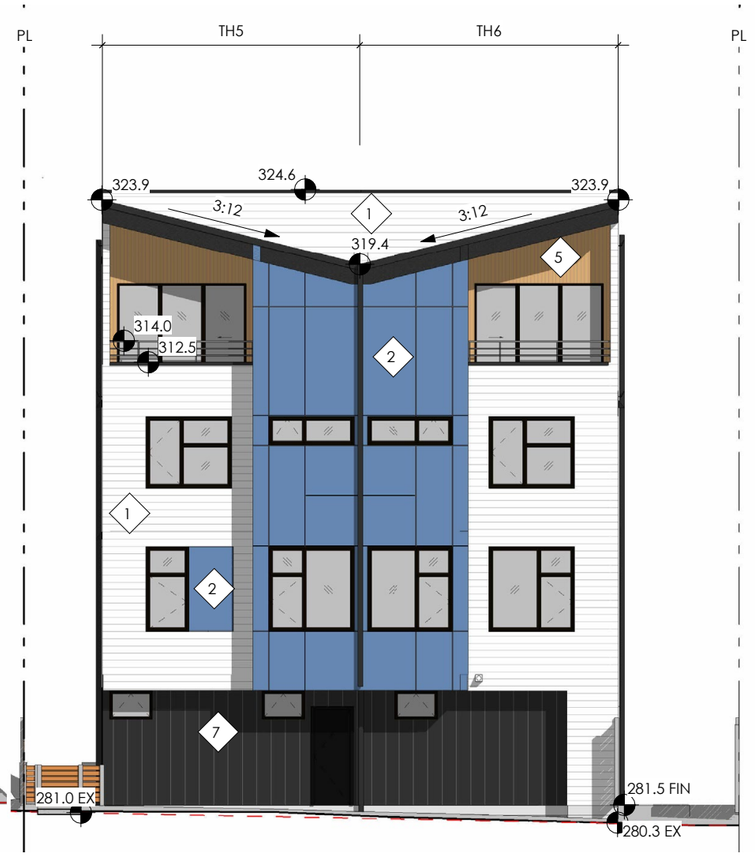
ELEVATIONS





west elevation bldg 1

west elevation bldg 2



alley (west) elevation bldg 3

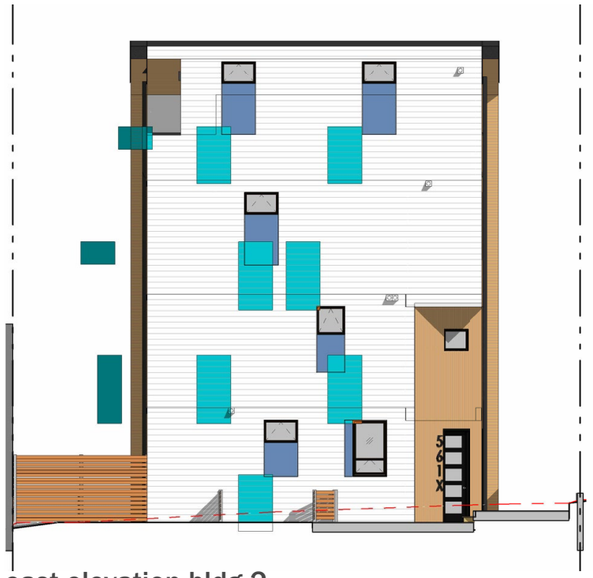
WINDOW ADJACENCIES

west elevation bldg 1

west elevation bldg 2

adjacent windows (no overlap)

partial overlap



east elevation bldg 2

east elevation bldg 3

LIGHTING PLAN

LA
surface ceiling mount downlight
location: California entries

SPECIFICATIONS

Color Temp:	3500K,3000K,4000K
Input:	120 VAC,50/60Hz
CRI:	90
Dimming:	ELV: 100-10% ,TRIAC: 100-10%
Rated Life:	54000 Hours
Mounting:	Can be mounted on ceiling or wall in all orientations
Standards:	ETL, cETL,IP65,Title 24 JA8 Compliant Wet Location Listed
Construction:	Aluminum body, glass diffuser

LB
surface wall mount downlight
location: unit entries

- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements. appropriate for commercial use.
- Universal 120-277 volt driver with integral transient surge protection at 2.5KV per American National Standard (ANSI) and IEEE standards.
- Wet listed, IP65 (international Protection rating indicating resistance to dust and water. suitable and safe for commercial use).

LC
surface ceiling mount downlight
location: soffit at parking

SPECIFICATIONS

Construction:	Injection molded UV rated plastic with translucent diffuser for outdoor application
Power:	12W
Input:	120 VAC, 50/60Hz
Dimming:	ELV: 100-5% , TRIAC: 100-5%
Light Source:	Integrated LED
Lens:	Translucent acrylic diffuser
Mounting:	Installs over a 3", 4" or 3/0-4/0 hybrid junction box, Can be mounted on ceiling or wall in all orientations
Finish:	Enamel Coated: White, Nickel, Bronze, Black
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, Energy Star 2.0, Title 24 JA8 Compliant, ADA

LD
step light
location:exterior steps

SPECIFICATIONS

Construction:	Corrosion resistant aluminum alloy, Stainless Steel
Power:	2W
Input:	120 VAC, 50/60Hz
Light Source:	Integrated LED 3 Step Mac Adam Ellipse
Lens:	Tempered Glass
Rated Life:	54000 Hours
Finish:	Enamel Coated:Brushed Nickel on Aluminum, Enamel Coated::White on Aluminum, Enamel Coated:::Stainless Steel, Enamel Coated::::Bronze on Aluminum, Enamel Coated:::::Black on Aluminum
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, IP66, ADA

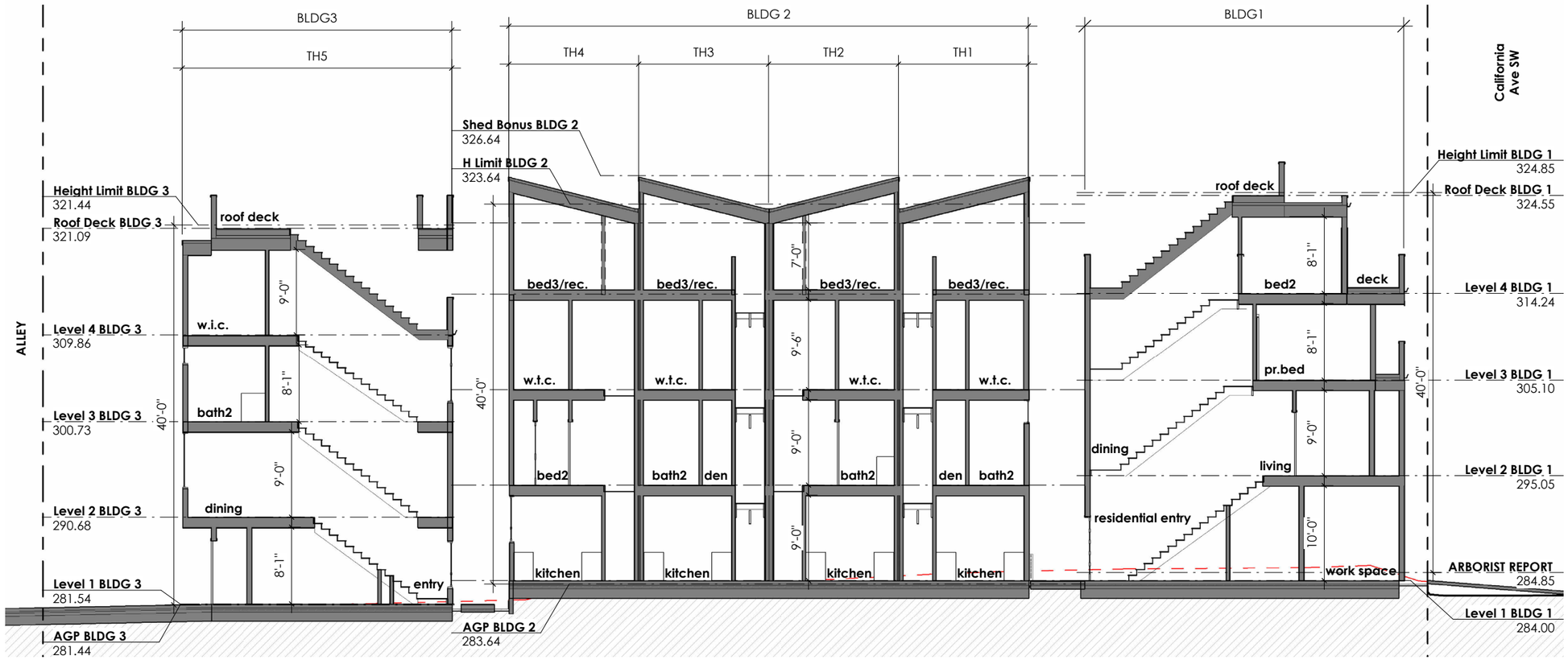
LF
backlit house numbers
location: entries
- anodized aluminum numbers
- CREE LEDs
- suitable for outdoor use

LG
surface wall sconce w/motion sensor
location: trash enclosure

SPECIFICATIONS

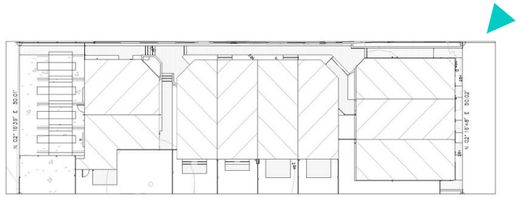
Construction:	Die-cast aluminum
Power:	Integral driver in luminaire. Universal voltage input (120V-277V)
Dimming:	100% - 30% with 0 - 10V dimmer (120V - 277V) 100% - 15% with Electronic Low Voltage (ELV) dimmer (120V only)
Finish:	Architectural Bronze, Graphite, and White
Standards:	IP66, Wet Location, ETL & cETL Listed
Total Harmonic Distortion:	35%

SECTION



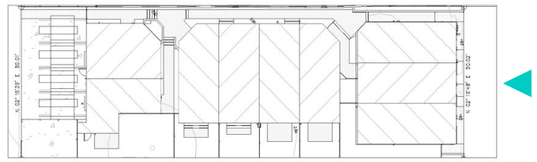
e/w section

RENDERINGS



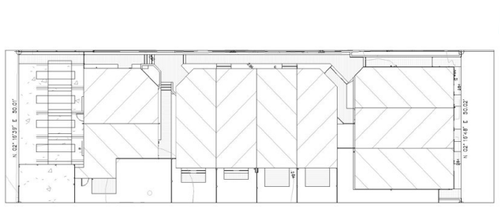
aerial view from ne looking sw

RENDERINGS



pedestrian view from california ave sw

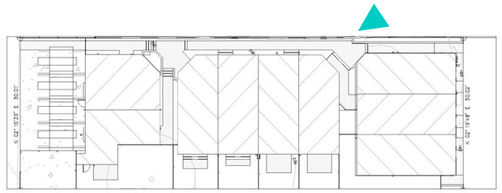
RENDERINGS



pedestrian view approach from california ave

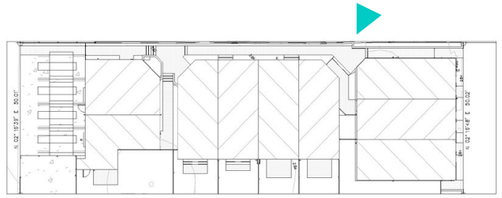
brick to panel to lap transition + gutter

RENDERINGS



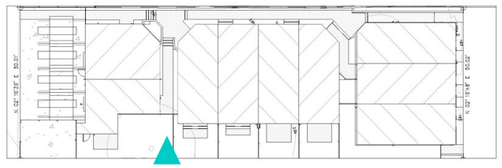
pedestrian view - north pathway

RENDERINGS



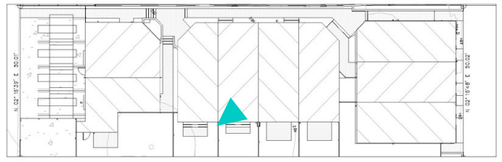
pedestrian view in between buildings 1 and 2, residential entries lw1 and th1

RENDERINGS



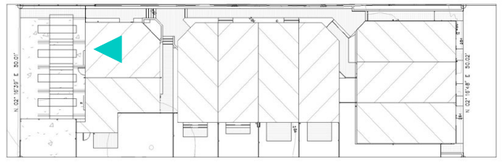
pedestrian view between buildings 2 and 3, residental entry th6

RENDERINGS



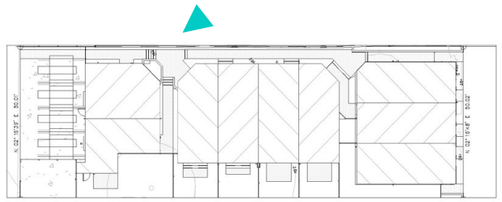
pedestrian view from backyard th4 looking to existing trees

RENDERINGS



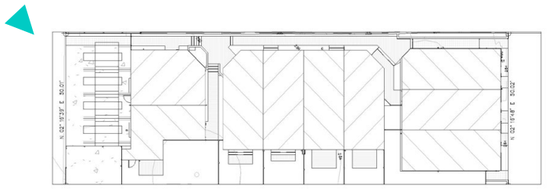
pedestrian view from pr. bedroom th5 looking west

RENDERINGS



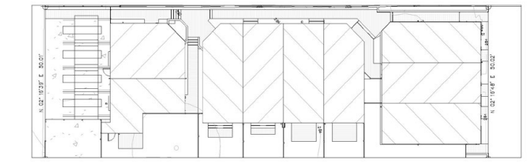
pedestrian view from pathway looking at residential entry th5

RENDERINGS



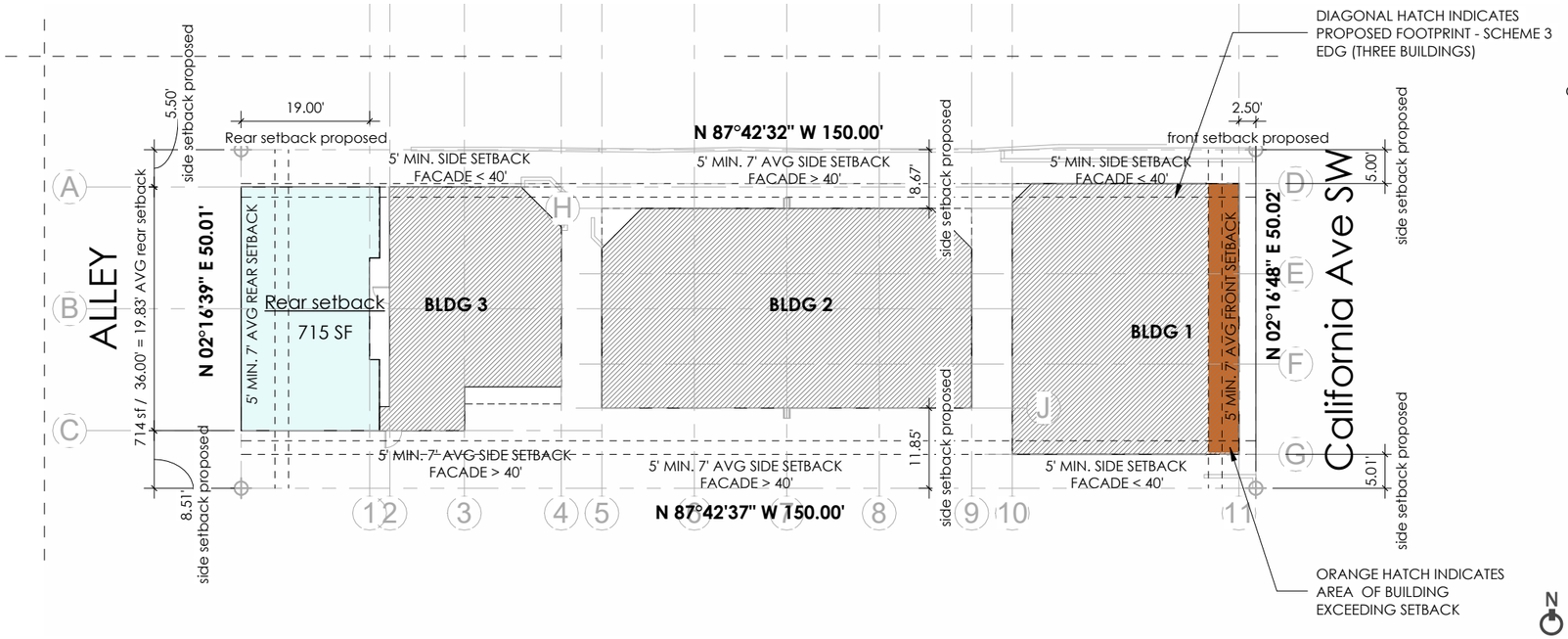
Pedestrian view approach access from the Alley

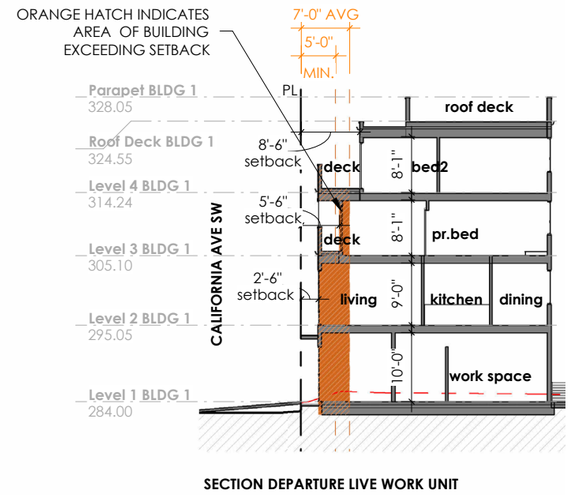
RENDERINGS



Aerial view from SW looking NW to downtown

SETBACK DEPARTURE





SECTION DEPARTURE LIVE WORK UNIT

code citation

SMC 23.45.518.A.1 - Setbacks and Separations

Required setbacks for the LR zones are shown in Table A for 23.45.518 and subsection 23.45.518.A.2.

code requirement

Table A for 23.45.518
Required setbacks in LR zones measured in feet

All LR zones	Category of residential use			
Setback	Cottage housing developments and single-family dwelling units	Rowhouse developments	Townhouse developments	Apartments
Front	7 average; 5 minimum	5 minimum	7 average; 5 minimum	5 minimum

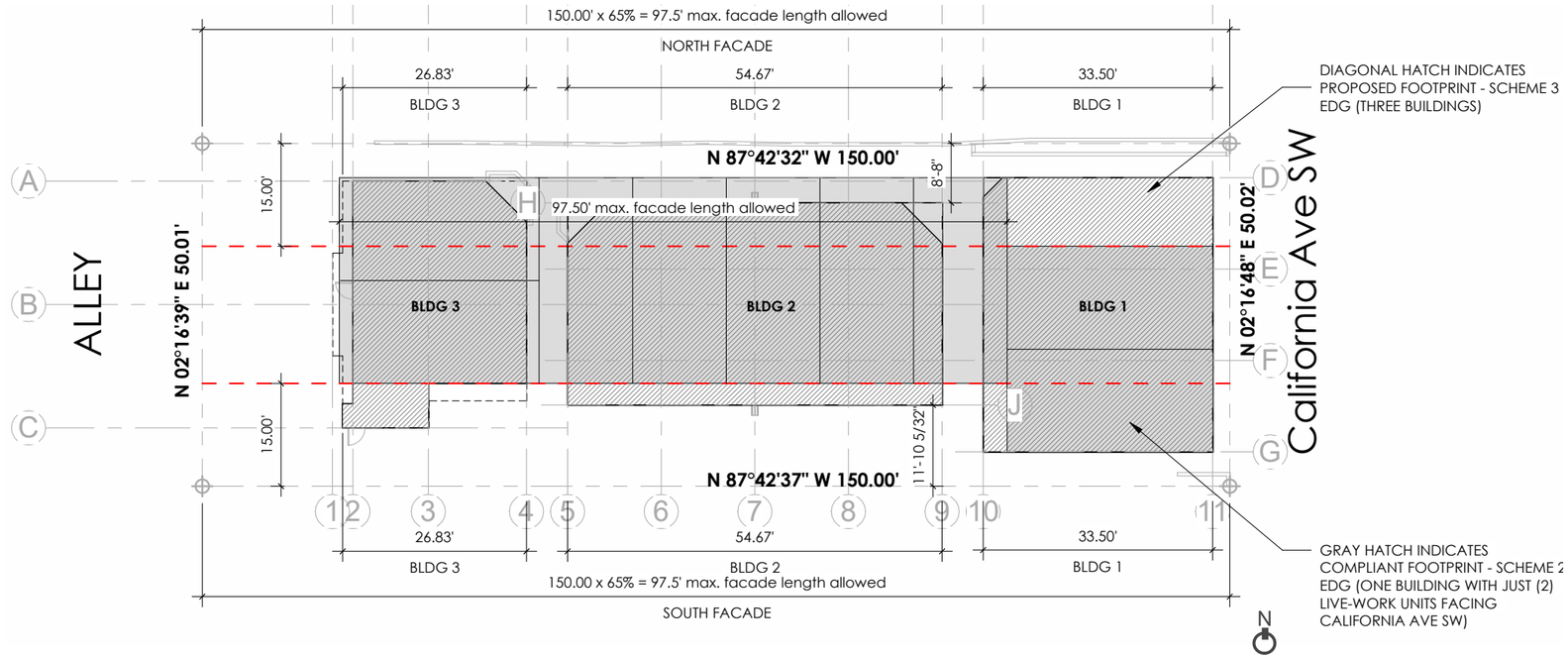
proposed design departure

We propose a 2'-6" setback from units fronting California Ave SW in the first two stories, which is less than the minimum 5'-0", 7' AVERAGE required setback per SMC 23.45.518.A.1. Level 3 and Level 4 will be set back 5.5' and 8.5' respectively.

rationale

This departure will allow us to achieve several favorable conditions on the site. Using a 2'-6" setback allows the buildings fronting California Ave SW to match the setbacks of neighboring buildings to the north and to the south. This will produce a stronger street edge and will help to increase pedestrian engagement.
This departure also gives space to break the overall building massing into three distinct volumes. This will provide increased daylight to the units and reduce the perceived mass of the project.
This departure will only be utilized on the first two stories as well which allows us to more aptly respond and coordinate with existing street-fronting facades of adjacent buildings.

FACADE LENGTH DEPARTURE



code citation

SMC 23.45.57.B.1 - Structure width and facade length limits in LR zones

B. Maximum facade length in Lowrise zones.

1.The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2.

code requirement

150’ North Lot Line X 65% = 97.5’ Maximum Facade Length
150’ South Lot Line X 65% = 97.5’ Maximum Facade Length

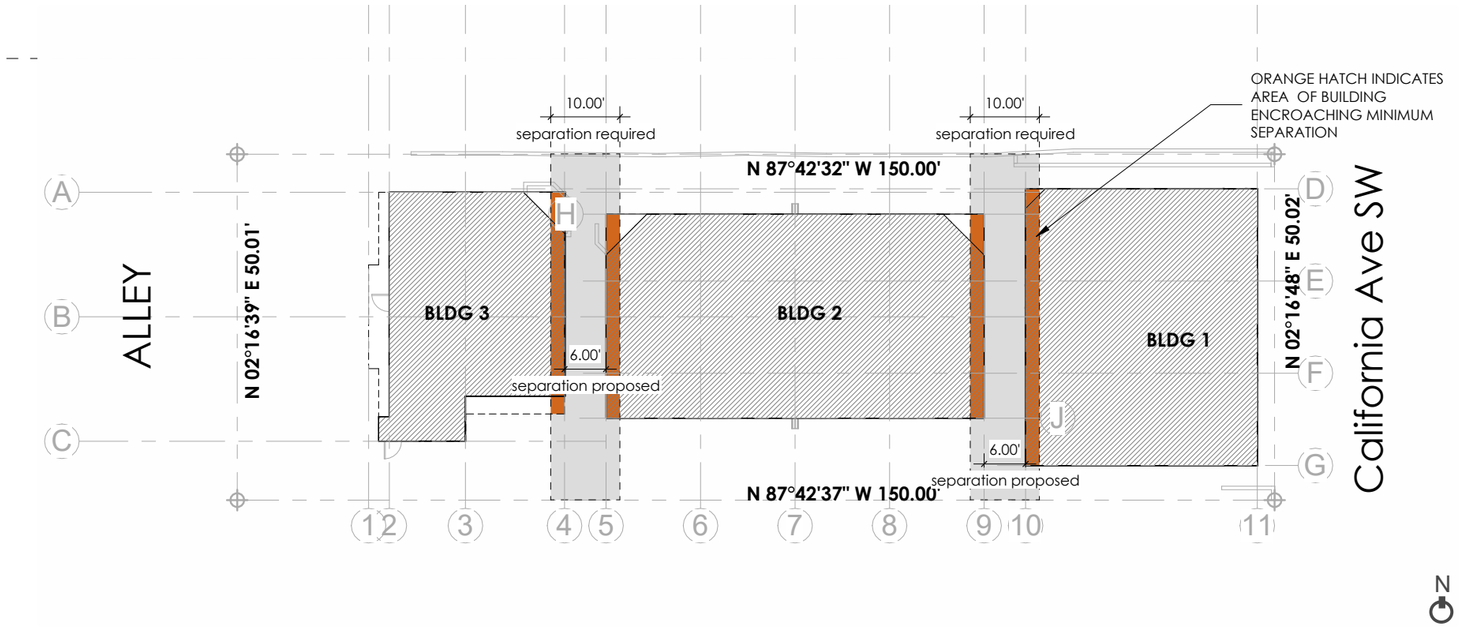
proposed design departure

We propose a 115.0’ facade length which is more than the maximum allowed facade length per SMC 23.45.57.B.1

rationale

Primarily this departure will allow us to push all three live-work units to front california ave sw. Without this departure one or more of these units will have to be setback within the block and will not contribute to a strong street edge. While this departure would require a longer facade length, it allows us to break up the Mass into three buildings and add passages that allow light and views through the site which will create a more positive condition for the neighbor to the north. The design has been revised since the edg and the middle building (bldg2) has been set back an additional 3 feet from the north property line to allow a wider pedestrian circulation path and nicer experience. This departure allows (2) 6’ wide gaps in the buildings instead of just (1) 12’ wide gap.

BUILDING SEPARATION DEPARTURE



code citation

SMC 23.45.518.F.1. - Setbacks and separations

F. Separations between multiple structures

1.In LR and MR zones, the minimum required separation between principal structures at any two points on different interior facades is 10 feet, except for cottage housing developments, and principal structures separated by a driveway or parking aisle.

code requirement

Principal structures must have 10’ between them.

proposed design departure

We propose a 6’ building separation which is less than the 10’ per SMC 23.45.518.F.1

rationale

This departure allows us to break the building into 3 masses rather than 2. This formal objective is important considering the neighboring NR3 zones. In breaking the mass down, we can contribute to the evolving pedestrian experience on California Ave SW while at the same time bridging the scale of structures between the adjacent land use zones. The two created passages on site also allow clear circulation to the common amenity space to the south and provide opportunities for private entries as well as wayfinding elements.